

PLANNING AND ZONING COMMISSION
Monday, July 14, 2008 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Wynkoop. Dr. Konold made a motion to excuse Mr. Graber. Mr. Wynkoop seconded the motion. The motion passed unanimously.

Also present was Patrick Murphy from the Landmarks Commission for the Preservation Area review.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the June 9, 2008 Planning and Zoning Commission meeting. Mr. Vasko seconded the motion. The motion passed unanimously.

Public Comment – None.

Administration of Public Oath

Mr. Christensen administered the public oath.

Item 1. Preservation Area, Application #VA-08-05 Property Owner, Sara Diane Guiler and Applicant, Clayton Lawson of Cheyenne Exteriors, Inc. for property located at 151 West Waterloo Street, are requesting a Variance to Section 1175.01 (g) to increase the sign area from square feet to 72 square feet. Andrew Dutton, Zoning Officer, gave the staff report. Ed Anderson of All Star Signs, was present to answer questions from the Commission.

Mr. Anderson stated that Cheyenne Exteriors want to promote more business, which is why they have requested this variance. Mr. Knowlton asked how long the business has been there. Mr. Anderson stated he did not know. Mr. Dutton said he thought it had been to or three years.

Mr. Christensen opened the floor to public comment.

Jeffery Bond, 36 Washington Street, stated that he is against this sign variance.

Mr. Vasko made a motion to close the public hearing. Dr. Konold seconded the motion. The motion passed unanimously.

Mr. Murphy stated that this sign looks more like a billboard. Mr. Christensen said the Preservation Guidelines were put together to show what we want in this area and this sign is no where close to what is allowed in the Preservation Guidelines. Dr. Konold stated that this would set precedence in the area that they do not want. Ms. Solomon inquired about the possibility of putting up a monument sign.

Mr. Knowlton made a motion to approve application #VA08-05 as presented. Mr. Vasko seconded the motion. The motion failed, 0 – 6.

Item 2. Application #VA-08-04 Property Owner and Applicant, Philip Carver, for property located at 6595 Saylor Court, is requesting a Variance to Section 1185.05 (c) to reduce the side yard setback for a new drive way from three feet to one foot. Mr. Dutton gave the staff report. Philip Carver was present to answer questions from the commission.

Mr. Carver stated that his vehicles do not fit in his garage due to the size of the vehicles. The driveway is only one car deep and he does not want to park in the street.

Mr. Christensen opened the floor for public comment.

Brianna Donovan, 6605 Saylor Court, stated that she is opposed to the variance and thinks it could affect the future sale of her home since the driveway would be so close to her property.

Mr. Vasko made a motion to close the public hearing. Dr. Konold seconded the motion. The motion passed unanimously.

Mr. Wynkoop stated that with the angle of the driveway he would still be driving through the grass.

Mr. Vasko made a motion to approve application #VA-08-04 as presented. Ms. Solomon seconded the motion the motion failed, 0 – 6.

Item 3. Application #SDP-08-05 Property Owner, Greenfield Development Company, and the Applicant, John Stiles of the Design Group, are requesting an approval of the Site Development Plan for the Phase 1 development of the Mount Carmel Health System and Fairfield Medical Center joint medical campus. Allan Neimayer, Planning and Zoning Administrator, gave the staff report. Mr. Stiles, Brett Justice of Mount Carmel, Paul Ghidotti of Diamler, and Craig Nicks of EMH&T were all present to answer questions from the Commission.

Dr. Konold stated he is an employee of Mount Carmel Health Systems and has a conflict of interest so he will not be voting on this application.

Mr. Stiles went through the proposed uses for the Phases of development. He also reviewed the landscape, parking lot and lighting plans.

Mr. Vasko asked about the roadways. Is the Village to pay for them? Gene Hollins, Village Solicitor, stated that the intent is to do an incentive with the hospital that does not affect the school tax. Because these roads will not be built to public roadway standards the cost will not be as high.

Mr. Vasko stated that he sees the roadway as a loop road with parking directly on it. This will cause traffic problems. Mr. Stiles stated as the site develops and evolves this will just be temporary parking. He is open to changing it to show it as temporary parking on the plans.

Mr. Vasko said that it appears the parking lot standards are not being met. There needs to be tree islands in other places that just the ends of the parking lot. Is there going to be something in place to prevent cars from cutting through the parking lot? Mr. Stiles stated that there would be no parking blocks.

Mr. Vasko commented on the lighting package. He appreciates what they are trying to do but the lights are not consistent with what we are trying to develop along Diley Road. He would like to see more traditional lighting fixtures.

Paul Ghidotti, with Diamler, stated that option A versus option B comes down to potential users. They are unsure of the demand for market space. They have recently received information that it is possible that they could increase the size of the building. They want to be open in the fall of 2009.

Mr. Christensen said that there is currently no access to the rear of the building for the fire department for fire protection. Mr. Stiles stated that is something they can address until the future phases are constructed.

Mr. Knowlton stated that he is not thrilled with the design of the medical building, "it looks like a 1970's high school." Mr. Wynkoop stated that it looks like a big box, but he does like the brick variations on the building's elevations. The Commission agreed that the building looks too much like a box and that the two buildings needed something to tie them together.

Mr. Wynkoop made a motion to table application #SDP-08-05 until staff has further time to review the plans. Mr. Vasko seconded the motion. The motion passed 5-0-1 with Dr. Konold abstaining.

Item 4. Application #ZA-08-01 Amendment to the Zoning Code initiated by the Planning and Zoning Commission to adopt the Stream Corridor Protection Policy/Zone. Mr. Neimayer explained the changes to the Code. He also referenced the presentation by Lisa Jefferies of EMH&T at the June Commission meeting.

Mr. Christensen opened the floor to public comment. There was none.

Mr. Vasko made a motion to close the public hearing. Ms. Solomon seconded the motion. The motion passed unanimously.

Mr. Wynkoop made a motion to forward to Village Council a recommendation to adopt the Stream Corridor Protection Policy/Zone as presented. Mr. Knowlton seconded the motion. The motion passed unanimously.

Item 5. Adopting new Subdivision Regulations To adopt new Subdivision Regulations for the Village of Canal Winchester initiated by the Planning and Zoning Commission. Mr. Neimayer reviewed the major changes from the current Subdivision Regulations. Mr. Christensen noted two corrections on Page 35 to the table names.

Dr. Konold made a motion to forward to Village Council a recommendation to adopt the new Subdivision Regulations as presented and with Mr. Christensen's two corrections. Mr. Wynkoop seconded the motion. The motion passed unanimously.

Old Business – None.

New Business

1. Don Roberts and Tom Warner; informal discussion on a proposed development project on the south side of Groveport Road, opposite the Village's pool parking area. Mr. Neimayer introduced the proposal to the Commission. Chris Strayer, Development Director, stated that the developers wanted to have an informal discussion of the concept and location so they can decide if they want to move forward with this project. The Commission agreed that this appears to be a good project for the location, but they would like to get feedback from the neighbors before it moves forward.

Planning and Zoning Administrator's Report

1. Mr. Neimayer informed the Commission that he needed dates to have a joint meeting with Village Council to discuss the Winchester Circle project and future land use of the abutting property. He asked that the Commission members send an e-mail to Diane Mays by this Friday (July 18) with their availability over the next month.
2. Mr. Neimayer referenced the Commission's joint meeting with the Landmarks Commission back in February to discuss amendments to the Preservation Guidelines. Mr. Neimayer asked also asked the Commission for their availability over the next month to continue this discussion.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Ms. Solomon seconded the motion. The motion passed unanimously.

Time Out: 9:29 p.m.

Date _____

Bill Christensen, Chairman

Jim Wynkoop, Vice-Chairman